

Exceptional country estate with stone house, chalets, equestrian facilities and 7 hectares



## INFORMATION

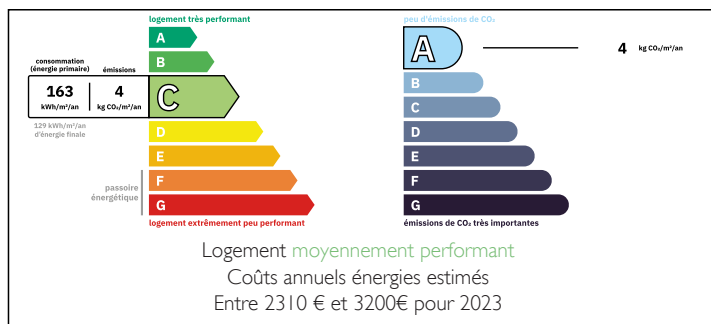
|             |                |
|-------------|----------------|
| Town:       | Masquières     |
| Department: | Lot-et-Garonne |
| Bed:        | 4              |
| Bath:       | 2              |
| Floor:      | 197 m2         |
| Plot Size:  | 72850 m2       |



## IN BRIEF

Character stone property on an elevated plateau with pool, stables, outbuildings and 7 hectares of land – ideal for equestrian or self-sufficient living in a peaceful countryside setting.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Tucked into gentle countryside in the Lot-et-Garonne, this substantial stone property sits quietly within its own land, surrounded by pasture and woodland and far removed from everyday noise. The setting is open, calm and unspoilt, yet practical too – with shops and services in Montayral around 15 minutes away, easy access to both the Lot and Dordogne valleys, and convenient connections for travel. Bergerac and Toulouse airports are both within comfortable reach, offering a range of international flights, while Agen and Cahors provide rail links for domestic travel, making the property accessible without compromising its peaceful setting.

The main house offers approximately 197 m<sup>2</sup> (for guidance only) of living space and has clearly been well cared for over the years. Built in local stone, it feels solid and reassuring, with rooms that are generous rather than grand, and welcoming rather than formal. The décor plays a large part in this atmosphere: soft colours, natural materials and thoughtful lighting combine to create a sense of warmth and ease that is felt as soon as you step inside. The property has also undergone a thoughtful renovation, including the installation of triple glazing and redecoration throughout, enhancing both comfort and energy efficiency while preserving its character.

Life naturally centres around the large covered terrace (9.75m x 7.3m), positioned directly off the kitchen and forming a true extension of the living space – a sheltered outdoor room for much of the year, ideal for long meals and relaxed evenings overlooking...

## LOCAL TAXES

**Taxe foncière: 1588 EUR**

## NOTES